

## GREENWAY TERRACE UNIT 1

BEING 14.897 ACRES OF LAND OUT OF THE JUAN MONTE SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 57.34 ACRE TRACT DESCRIBED IN INSTRUMENT TO LAND RESOURCES CORPORATION RECORDED IN VOLUME 7716, PAGE 233 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

LICENSED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the \_\_\_\_ day of \_\_\_\_ A.D., 200\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

HERB QUIROGA, VICE-PRESIDENT  
KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared, HERB QUIROGA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_ A.D., 200\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

This plat of GREENWAY TERRACE, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this \_\_\_\_ day of \_\_\_\_ A.D., 200\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the \_\_\_\_ day of \_\_\_\_ A.D., 200\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the \_\_\_\_ day of \_\_\_\_ A.D., 200\_\_ at \_\_\_\_ M. and duly recorded the \_\_\_\_ day of \_\_\_\_ A.D., 200\_\_ at \_\_\_\_ M. in the deed and plat records of Bexar County, in Book/Volume \_\_\_\_ on page \_\_\_\_.

In testimony whereof, witness my hand and official seal of office, this \_\_\_\_ day of \_\_\_\_ A.D., 200\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

DWN: KA APP: CGK/MAR

SHEET 2 OF 2

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

## C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES, IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(S)-WIDE EASEMENTS.

LINE NO.	DIRECTION	DISTANCE
1	N 39°50'07" E	43.58'
2	N 44°43'25" E	87.01'
3	N 53°00'27" E	87.78'
4	S 21°53'55" E	46.00'
5	N 56°47'30" W	75.03'
6	N 33°12'22" E	17.00'
7	N 56°47'30" W	14.53'
8	N 66°04'22" W	1.49'
9	S 33°12'22" W	137.00'
10	N 33°12'22" E	153.24'
11	N 33°12'22" E	17.00'
12	N 33°12'22" E	50.00'
13	N 40°08'01" E	38.35'
14	N 14°29'47" E	32.45'
15	S 70°34'36" E	40.67'
16	N 40°44'40" E	54.39'
17	N 40°44'40" E	42.00'
18	N 33°12'22" E	50.00'
19	N 33°12'22" E	39.42'
20	S 67°51'09" E	53.29'

SCALE 1" = 100'

57.34 ACRES  
LAND RESOURCES CORPORATION  
VOL. 7716, PG. 233, B.C.R.P.R.  
(REMAINDER)

N = 13,661,665.37  
E = 2,163,146.27

EXISTING  
50' DRAINAGE EASEMENT  
VOL. 6800, PG. 103, B.C.D.P.R.

APPROXIMATE LIMITS OF  
FIRM MAP NO. 48029C0642 E  
DATED FEBRUARY 16, 1996

## LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

C. NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	016°49'33"	569.92'	84.29'	167.37'	S 70°30'49" W	166.77'
2	020°20'18"	829.89'	148.86'	294.59'	S 69°45'27" W	293.04'
3	009°24'45"	829.89'	61.03'	121.85'	S 69°23'10" E	121.74'
4	024°13'29"	385.00'	76.19'	150.10'	N 44°40'53" W	148.98'
5	032°34'23"	470.00'	137.32'	267.20'	N 49°29'34" E	263.61'
6	029°46'22"	120.00'	31.90'	62.36'	N 50°53'34" E	61.66'
7	033°26'58"	180.00'	45.07'	87.57'	S 62°43'53" W	86.33'
8	036°14'59"	200.00'	65.47'	126.54'	S 51°19'52" W	124.44'
9	019°10'04"	330.00'	55.72'	110.40'	N 47°12'36" W	109.88'
10	082°27'42"	10.00'	8.76'	14.39'	N 81°58'31" E	13.18'
11	160°00'00"	51.00'	10.00'	160.22'	S 49°15'20" E	162.00'
12	082°40'22"	10.00'	8.80'	14.43'	S 00°36'31" E	13.21'
13	007°01'06"	400.00'	24.53'	49.00'	N 36°25'08" W	48.97'
14	012°40'49"	205.00'	22.78'	45.37'	N 63°08'03" W	45.28'
15	012°40'49"	205.00'	22.78'	45.37'	N 63°08'03" W	45.28'
16	090°00'00"	10.00'	10.00'	15.71'	N 11°47'36" W	14.14'
17	090°00'00"	10.00'	10.00'	15.71'	N 78°12'22" E	14.14'
18	090°00'00"	10.00'	10.00'	15.71'	N 78°12'22" E	14.14'
19	090°00'00"	10.00'	10.00'	15.71'	N 78°12'22" E	14.14'
20	090°00'00"	10.00'	10.00'	15.71'	N 78°12'22" E	14.14'
21	090°00'00"	10.00'	10.00'	15.71'	N 78°12'22" E	14.14'
22	090°00'00"	10.00'	10.00'	15.71'	N 78°12'22" E	14.14'
23	032°34'23"	495.00'	144.62'	281.41'	N 49°29'34" E	277.64'
24	032°34'23"	495.00'	130.01'	252.98'	S 49°29'34" W	249.59'
25	029°46'22"	95.00'	25.25'	49.36'	N 50°53'34" E	48.81'
26	029°46'22"	145.00'	38.54'	75.35'	N 50°53'34" E	74.50'
27	036°14'59"	29.00'	9.33'	18.06'	N 18°10'09" E	17.77'
28	157°09'44"	51.00'	262.50'	139.89'	N 78°54'46" E	99.98'
29	036°14'59"	29.00'	9.33'	18.06'	S 40°20'37" E	17.77'
30	085°48'44"	25.00'	23.24'	37.44'	N 78°54'46" E	34.04'
31	094°11'16"	25.00'	26.90'	41.10'	S 11°05'14" E	36.62'
32	036°36'58"	29.00'	9.60'	18.53'	N 76°29'21" W	18.22'
33	167°25'12"	51.00'	462.69'	149.02'	S 11°05'14" E	150.91'
34	036°36'58"	29.00'	9.60'	18.53'	N 54°16'53" E	18.22'
35	033°26'58"	125.00'	37.56'	72.98'	N 52°43'53" E	71.94'
36	033°26'58"	175.00'	52.58'	102.17'	N 52°43'53" E	100.72'
37	036°14'59"	225.00'	73.65'	142.35'	S 51°19'52" W	139.99'
38	036°14'59"	175.00'	57.28'	110.72'	N 51°19'52" E	108.88'

57.34 ACRES  
LAND RESOURCES CORPORATION  
VOL. 7716, PG. 233, B.C.R.P.R.  
(REMAINDER)

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SEE SHEET 1 OF 2 FOR  
GENERAL AND DRAINAGE NOTES

## CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

OWNER/DEVELOPER: KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229  
TELEPHONE (210) 349-1111

BROWN ENGINEERING CO.

JOB NO.: 001-262-19 DATE: 11/24/2003

#145

## GREENWAY TERRACE UNIT 1

BEING 14.897 ACRES OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 57.34 ACRE TRACT DESCRIBED IN INSTRUMENT TO LAND RESOURCES CORPORATION RECORDED IN VOLUME 7716, PAGE 233 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

LICENSED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

HERB QUIROGA, VICE-PRESIDENT  
KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared HERB QUIROGA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

This plat of GREENWAY TERRACE, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.  
Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_ at \_\_\_\_ M. and duly recorded the \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_ at \_\_\_\_ M. in the deed and plat records of Bexar County, in Book/Volume \_\_\_\_\_, on page \_\_\_\_.

In testimony whereof, witness my hand and official seal of office, this \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

DWN: KA APP: CGK/MAR

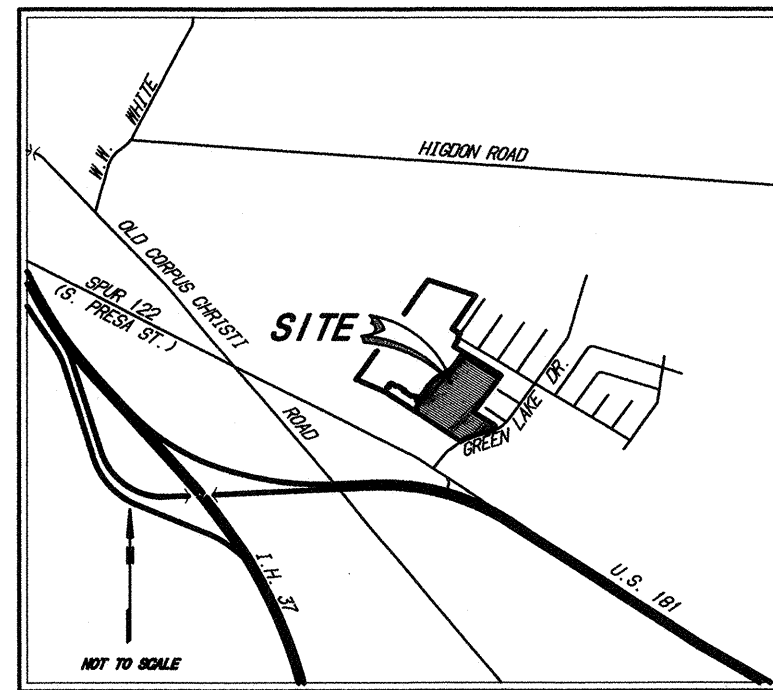
SHEET 1 OF 2

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., 8-100  
SAN ANTONIO, TEXAS 78229  
PHONE (210) 494-5511

BROWN ENGINEERING CO.

JOB NO.: 001-262-19 DATE: 11/24/2003

#145



LOCATION MAP

GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 4802900634F, EFFECTIVE DATE JANUARY 4, 2002, AND COMMUNITY PANEL NO. 4802900642F, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATE THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED, AND THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."
4. ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE GRID TO SURFACE SCALE FACTOR IS: 1.000137.
5. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
7. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
8. OWNER MUST COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

RE-SUBDIVISION

GREENWAY SUBDIVISION, UNIT 1  
VOL. 7100, PG. 82, B.C.D.P.R.

AREA BEING VACATED AND RE-SUBDIVIDED

THE AREA BEING RE-SUBDIVIDED BY THIS PLAT WAS PREVIOUSLY PLATTED ON PLAT OF GREENWAY SUBDIVISION, UNIT 1 WHICH IS RECORDED IN VOLUME 7100, PAGE 82 OF THE BEXAR COUNTY DEED AND PLAT RECORDS, AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED THE SAME DATE AS THIS RESUBDIVISION PLAT.

SCALE 1" = 100'

57.34 ACRES  
LAND RESOURCES CORPORATION  
VOL. 7716, PG. 233, B.C.R.P.R.  
(REMAINDER)

591'±  
GREEN LAKE DR.  
VOL. 7100, PG. 82 B.C.D.P.R.)  
(WIDTH VARIES)

STATE OF TEXAS  
COUNTY OF BEXAR

WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS RE-SUBDIVISION PLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

HERB QUIROGA, VICE-PRESIDENT  
KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

LEGEND

B.S.L. \_\_\_\_\_ BUILDING SETBACK LINE  
CA. T.V. \_\_\_\_\_ CABLE TELEVISION  
D.E. \_\_\_\_\_ DRAINAGE EASEMENT  
ELEC. \_\_\_\_\_ ELECTRIC  
ESM/T \_\_\_\_\_ EASEMENT  
EXTG. \_\_\_\_\_ EXISTING  
I.C.L. \_\_\_\_\_ INSIDE CITY LIMITS  
O.C.L. \_\_\_\_\_ OUTSIDE CITY LIMITS  
R.O.W. \_\_\_\_\_ RIGHT OF WAY  
S.S. \_\_\_\_\_ SANITARY SEWER  
TEL. \_\_\_\_\_ TELEPHONE  
B.C.R.P.R. \_\_\_\_\_ BEXAR COUNTY REAL  
PROPERTY RECORDS  
B.C.D.P.R. \_\_\_\_\_ BEXAR COUNTY DEED &  
PLAT RECORDS  
"F" \_\_\_\_\_ FOUND 1/2" IRON ROD  
"S" \_\_\_\_\_ SET 1/2" IRON ROD  
(WITH PLASTIC CAP)  
E.C.T.C. \_\_\_\_\_ ELECTRIC, GAS, TELEPHONE  
& CABLE TELEVISION

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES, IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(S)-WIDE EASEMENTS.



## GREENWAY TERRACE UNIT 1

BEING 15.097 ACRES OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 57.34 ACRE TRACT DESCRIBED IN INSTRUMENT TO LAND RESOURCES CORPORATION RECORDED IN VOLUME 7716, PAGE 233 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

## C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5'-0") WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

LINE NO.	DIRECTION	DISTANCE
1	N 39°50'02"E	43.58'
2	N 44°43'25"E	67.01'
3	N 53°00'22"E	87.76'
4	S 27°53'55"W	46.00'
5	N 56°47'38"W	75.03'
6	N 33°12'22"E	17.00'
7	N 56°47'38"W	14.53'
8	N 66°04'22"E	1.49'
9	N 33°12'22"E	137.00'
10	N 33°12'22"E	153.24'
11	N 33°12'22"E	17.00'
12	S 56°47'38"E	50.00'
13	N 40°08'02"E	38.35'
14	N 14°29'42"E	32.46'
15	S 70°34'36"E	40.67'
16	N 40°44'40"E	54.39'
17	N 40°44'40"E	42.00'
18	N 33°12'22"E	50.00'
19	N 33°12'22"E	50.00'
20	N 33°12'22"E	39.42'
21	S 56°47'38"E	53.29'
22	S 67°51'09"E	53.29'

APPROXIMATE LIMITS OF FEMA ZONE "A"  
FIRM MAP NO. 48029C0642 E  
DATED FEBRUARY 16, 1996

## LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

## CURVE DATA

C.NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BEG.	CHORD
1	016°49'33"	569.92'	64.29'	167.37'	S 70°30'49"W	166.77'
2	020°20'16"	829.69'	148.96'	224.59'	S 68°45'27"W	283.04'
3	008°24'45"	829.69'	61.03'	121.85'	N 68°23'10"E	121.74'
4	024°13'29"	355.00'	76.19'	150.10'	N 44°40'53"E	148.98'
5	032°34'23"	470.00'	137.32'	267.20'	N 49°29'34"E	263.61'
6	029°46'22"	120.00'	31.90'	62.36'	N 50°53'34"E	61.66'
7	033°26'58"	150.00'	45.07'	87.57'	S 52°43'53"W	86.33'
8	036°14'59"	200.00'	65.47'	126.54'	S 51°19'52"W	124.44'
9	019°10'04"	333.00'	55.72'	110.40'	N 47°12'36"W	109.88'
10	082°27'42"	10.00'	8.76'	14.39'	N 81°58'31"E	13.18'
11	180°00'00"	51.00'	0.00'	160.22'	S 49°15'20"E	102.00'
12	082°40'22"	10.00'	6.80'	14.43'	S 00°35'31"E	13.21'
13	007°01'06"	400.00'	24.53'	49.00'	N 30°25'08"W	48.97'
14	012°40'49"	205.00'	22.78'	45.37'	N 63°08'03"W	45.28'
15	012°40'49"	205.00'	22.78'	45.37'	N 63°08'03"W	45.28'
16	080°00'00"	10.00'	10.00'	15.71'	N 11°47'38"W	14.14'
17	080°00'00"	10.00'	10.00'	15.71'	N 78°12'22"E	14.14'
18	080°00'00"	10.00'	10.00'	15.71'	N 78°12'22"E	14.14'
19	080°00'00"	10.00'	10.00'	15.71'	S 11°42'38"E	14.14'
20	032°34'23"	495.00'	144.62'	281.41'	N 49°29'34"E	277.64'
21	029°46'22"	95.00'	25.25'	49.36'	N 50°53'34"E	48.81'
22	029°46'22"	145.00'	38.54'	75.35'	N 50°53'34"E	74.80'
23	035°40'30"	29.00'	9.33'	18.06'	N 18°10'09"E	17.77'
24	157°09'44"	51.00'	252.50'	139.89'	N 78°54'46"E	99.98'
25	035°40'30"	29.00'	9.33'	18.06'	S 40°20'37"E	17.77'
26	085°48'44"	25.00'	23.24'	37.44'	N 78°54'46"E	34.04'
27	094°11'16"	25.00'	26.90'	41.10'	S 11°05'14"E	35.62'
28	036°36'58"	18.53'	18.53'	26.29'	N 76°29'21"W	26.29'
29	167°25'12"	51.00'	462.69'	149.02'	S 11°05'14"E	101.39'
30	036°36'58"	29.00'	9.60'	18.53'	N 54°18'53"E	18.22'
31	033°26'58"	125.00'	37.56'	72.98'	N 52°43'53"E	71.94'
32	033°26'58"	175.00'	52.58'	102.17'	N 52°43'53"E	100.72'
33	036°14'59"	225.00'	73.65'	142.35'	S 51°19'52"W	139.99'
34	036°14'59"	175.00'	57.28'	110.72'	N 51°19'52"E	108.88'

57.34 ACRES  
LAND RESOURCES CORPORATION  
VOL. 7716, PG. 233, B.C.R.P.R.  
(REMAINDER)

SCALE 1" = 100'

## CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SEE SHEET 1 OF 2 FOR  
GENERAL AND DRAINAGE NOTES

OWNER/DEVELOPER: KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229  
TELEPHONE (210) 349-1111

BROWN ENGINEERING CO.

SHEET 2 OF 2

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

JOSEPH C. HERNANDEZ, DIRECTOR OF LAND DEVELOPMENT  
KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

This plat of \_\_\_\_\_ GREENWAY TERRACE, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: \_\_\_\_\_ BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_\_\_ at \_\_\_\_\_ M. and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_\_\_ at \_\_\_\_\_ M. in the deed and plat records of Bexar County, in Book/Volume \_\_\_\_\_ on page \_\_\_\_\_.  
In testimony whereof, witness my hand and official seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_\_\_.

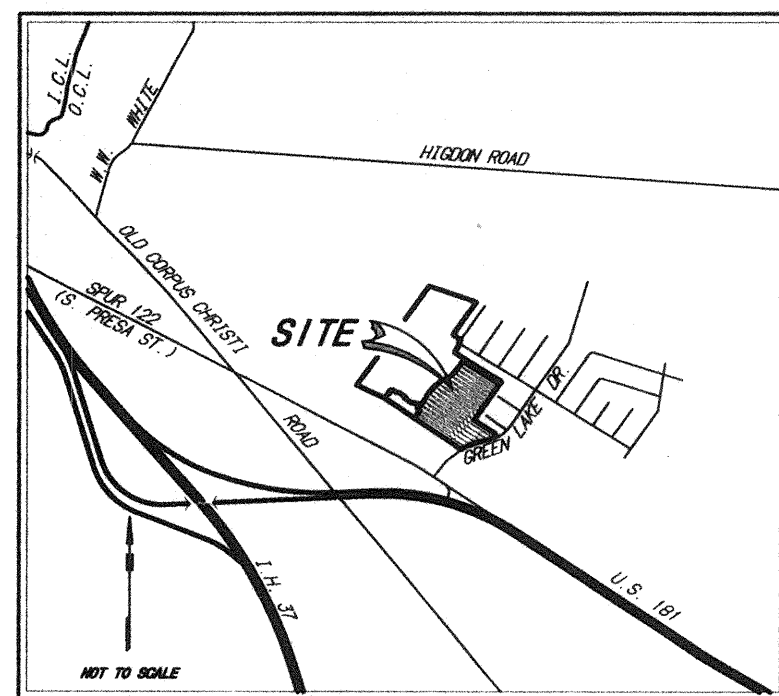
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



## GREENWAY TERRACE UNIT 1

BEING 15.097 ACRES OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 57.34 ACRE TRACT DESCRIBED IN INSTRUMENT TO LAND RESOURCES CORPORATION RECORDED IN VOLUME 7716, PAGE 233 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

RECEIVED  
04 FEB 19 AM 10:01  
SERVICES DIVISION

LOCATION MAP

## GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480200034F, EFFECTIVE DATE JANUARY 4, 2002, AND COMMUNITY PANEL NO. 480200042F, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATE THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED", AND THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
4. ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE GRID TO SURFACE SCALE FACTOR IS 1.000137.
5. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
7. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
8. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNITED DEVELOPMENT CODE (SECTION 55-512) DURING ANY CONSTRUCTION PHASE.
9. THE BUILDING SETBACK LINES IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**WASTEWATER EDU NOTE:** THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE PAYMENT DUE:** THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

JOSEPH C. HERNANDEZ, DIRECTOR OF LAND DEVELOPMENT  
KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared JOSEPH C. HERNANDEZ, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

This plat of GREENWAY TERRACE, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.  
Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

BY: \_\_\_\_\_  
CHAIRMANBY: \_\_\_\_\_  
SECRETARYSTATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_ at \_\_\_\_ M. and duly recorded the \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_ at \_\_\_\_ M. in the deed and plat records of Bexar County, in Book/Volume \_\_\_\_\_ on page \_\_\_\_\_.

In testimony whereof, witness my hand and official seal of office, this \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

OWNER/DEVELOPER: KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229  
TELEPHONE (210) 349-1111

BROWN ENGINEERING CO.

SHEET 1 OF 2

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

JOB NO.: 001-262-19 DATE: 1/23/2004

145

## RE-PLAT

## AREA BEING RE-PLATTED

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED ON PLAT OF GREENWAY SUBDIVISION, UNIT 1 WHICH IS RECORDED IN VOLUME 7100, PAGE 82 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

GREENWAY SUBDIVISION, UNIT 1  
VOL. 7100, PG. 82, B.C.D.P.R.

0.040 ACRES

57.34 ACRES  
LAND RESOURCES CORPORATION  
VOL. 7716, PG. 233, B.C.R.P.R.  
(REMAINDER)

591'±  
GREEN LAKE DR.  
(WIDTH VARIES VOL. 7100, PG. 82 B.C.D.P.R.)

U.S. 181 (SPUR 122)  
(WIDTH VARIES)

SCALE 1" = 100'

## LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
1"	FOUND 1/2" IRON ROD
5"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

## CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

## DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

## C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

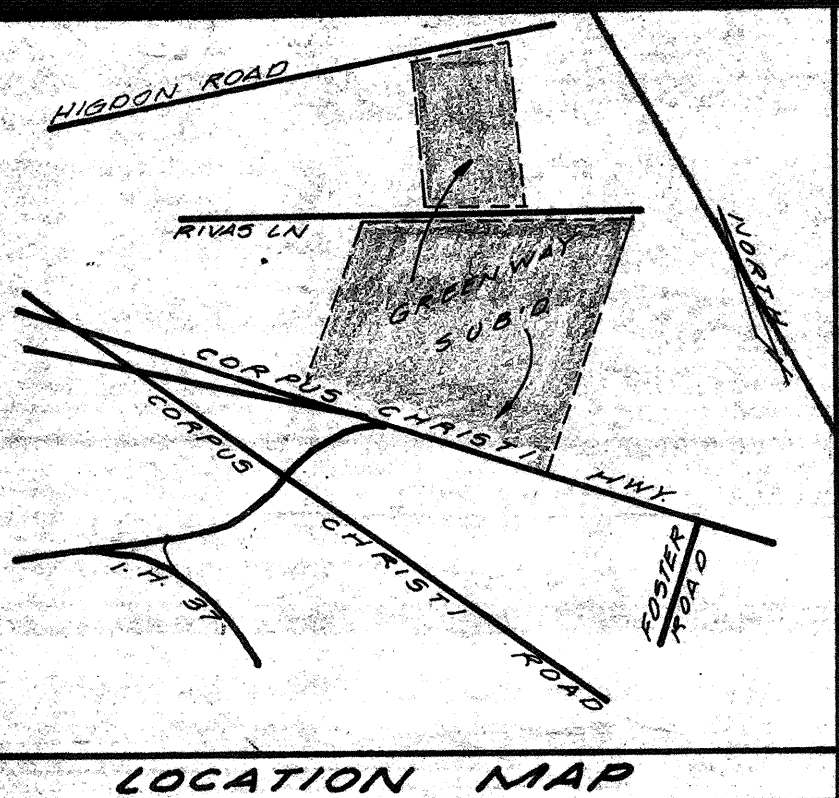
ANY OPS MONETARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(S)-WIDE EASEMENTS.





JOE J. BONEWITZ  
PRIVATE OWNERSHIP

RAY ELLISON  
SINGLE FAMILY

JOHN P. CROSSMAN  
PRIVATE OWNERSHIP

NORTH

SCALE = 1" = 200'

HIGDON ROAD (PROPOSED 60' ROW)

PHASE 3 34.39 AC.

META DURAN  
PRIVATE OWNERSHIP

TOTAL LOTS 290+

PHASE I	14.5
II	17.8
III	34.4

FUTURE DEVELOPMENT 66.7+

JOE M. SOLIS  
PRIVATE OWNERSHIP

PHASE 2 17.82 AC.

NOTE: RIVAS LANE NOT IN USE,  
NOT A PART OF THIS PROJECT

RIVAS LANE (20' ROW)

FUTURE SCHOOL SITE  
9 ACRES

PHASE 1 14.51 AC.  
TEMP. CUL-DE-SAC

UNIT-2

UNIT-3

HERBERT  
RITTIMAN  
PRIVATE OWNERSHIP

RAY ELLISON  
SINGLE FAMILY 40.99 AC.

EXISTING DEVELOPMENT

UNIT-1

RAY ELLISON  
SINGLE FAMILY 32.61 AC.  
OR MULTIFAMILY

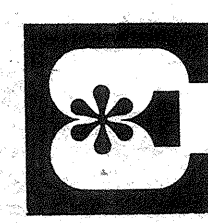
SAUNDERS  
ATLAS CO.  
PRIVATE OWNERSHIP

RAY ELLISON  
COMMERCIAL USE 15.19 AC.

RAY ELLISON  
COMMERCIAL USE 19.11 AC.

SEWER SERVICE: CITY OF SAN ANTONIO  
WATER SERVICE: CITY WATER BOARD

GREENWAY SUBDIVISION  
P.O.A.D.P. PLAN



ELLISON INDUSTRIES  
LAND PLANNING DEPT.

4800 FREDERICKSBURG RD. AT LOOP 410 P.O. BOX 5250 BEACON HILL STA. SAN ANTONIO, TEXAS 78201 (512) 348-1111



INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 85-19-53-68  
(To be assigned by the Planning Dept.)

GREENWAY  
P.O.A.D.P. NAME

ELLISON INDUSTRIES  
NAME OF DEVELOPER/SUBDIVIDER

4800 FREDERICKSBURG  
ADDRESS

349-1111  
PHONE NO.

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE ALONG THE N.E. R.O.W. LINE OF U.S. HWY  
181 AT

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

- ☒ City Water Board  
☐ Other District \_\_\_\_\_  
Name  
☐ Water Wells

PROPOSED LAND USE

- ☒ Single Family  
☐ Duplex  
☐ Multi-Family  
☒ Business  
☐ Industrial

PROPOSED SEWER SERVICE

- ☒ City of San Antonio  
☐ Other System \_\_\_\_\_  
Name  
☐ Septic Tank(s)

DATE FILED Jan. 9, 1985

REVISIONS FILED:  
(if applicable)

DUE DATE OF RESPONSE Feb. 6, 1985  
(Within 20 working days of receipt)

DATE OF RESPONSE  
(Within 15 working days of receipt)

June 1986  
(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON

COMMENTS:

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped land; and
- ☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC 1-10-84

DATA RANGE 1-10-84  
TRANSPORTATION STUDY OFFICE 1-10-84

COMMENTS: Committer reviewed on 1-11-85 cited lot fronting onto collector &  
rec. class. of River Lane or an alternate upgrade to 60' R.O.W. - comment  
was to hold plan in abeyance pending response from developer





# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

January 15, 1985

Applicant: Ellison Industries  
Mr. Herbert Quiroga  
Address: 4800 Fredericksburg Road  
San Antonio, Texas 78201

Re: Greenway ☐ Preliminary Plan  
☒ P.O.A.D.P.  
File #: 85-19-53-68

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ( ) is in general compliance with the Subdivision Regulations
- ( ) lacks compliance with the Subdivision Regulations regarding:
- |  |                                   |
|--|-----------------------------------|
| ( ) Street layout                        | ( ) Low density lots              |
| ( ) Relation to adjoining street system  | fronting onto major thoroughfares |
| ( ) Stub streets                         | ( ) 24' alley(s)                  |
| ( ) Street jogs or intersections         | ( ) _____                         |
| ( ) Dead-end streets                     | _____                             |
| ( ) Cul-de-sac streets in excess of 500' | _____                             |

( ) See annotations/comments on attached copy of your plan.

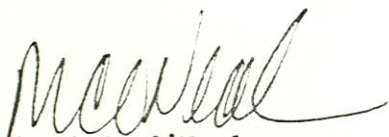
(X) Comments: See attachment.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

  
Michael C. O'Neal  
Chief, Current Planning



January 16, 1985

With regard to your proposed collector street, staff does not advocate the fronting of residential lots onto collector streets. Our contention is that lot designs as illustrated on your plan cause a backup maneuver which impede traffic flows on collectors. Taking this into account, we would strongly recommend modifications of your scheme to reflect the orientation of lots to backup to or side onto the collector instead of as shown. Change of lot design in our opinion will facilitate continuity of vehicular movement when traffic volumes increase.

Relative to Rivas Lane, the staff is suggesting that you initiate the closing and quitclaiming of the street. Our recommendation stems from your indication that Rivas Lane is not being utilized for primary access to adjoining properties. However, if you believe this proposal is not a viable one, then street dedication to upgrade Rivas Lane (60' R.O.W.) will be necessary. Dedication for the future widening of this street, as development occurs, will ultimately be conducive to school accessibility. Please consider these ideas and if you concur please submit your revised plan for review. *consider ideas & if you concur submit a revision*

If you believe this matter needs further discussion, the staff will be available to meet with you. Pending your response this POADP will be held in abeyance.

*Refer to traffic response regarding Rivas Ln., confirmed that traffic determined Rivas Ln. was an alley & not a street. Therefore base on the determination ded. for future street widening as rec. ~~will~~ not necessary.*

*4. 24. 85* { *additionally, Herb indicated to me that Rivas was going to be closed & quit claimed by the county. I requested letter to that effect Herb agreed.*





City of San Antonio  
Planning Department  
**Letter of Certification**  
FOR



Date: 2/19/04

ITEM NAME: GREENWAY TERRACE UNIT-1 FILE # 040038

**Master Development Plan (M.D.P.)**

(Formerly POADP)

Number: 145

Date: 1/15/1985

Greenway

**Plan Unit Development (P.U.D.)**

Number: N/R

Date: \_\_\_\_\_

The City of San Antonio Planning Department has reviewed the above referenced Plat or Plan for conformity with the provisions as stated in the City of San Antonio Unified Development Code (UDC). This Letter of Certification (LOC) attests to the following areas ONLY, Master Development Plan, Major Thoroughfare Plan, Neighborhoods and Historic Preservation (NOTE) When a previously unidentified archaeological site is discovered in the course of construction, the property owner immediately shall notify the city's Historic Preservation Officer for assistance on consulting with a qualified archaeologist. Any changes to the plat or plan affecting these areas will require a resubmittal for review to the department and the issuance of a new LOC.

*Please attach this letter of certification with your complete final package to Land Development Services, Subdivision Section.*

BY: Robert Lombrano  
Robert Lombrano, Planner II  
Date: 2/19/2004

Michael O. Herrera  
Michael O. Herrera  
Special Projects Coordinator  
Date: 2/19/04

October 16, 2003



City of San Antonio  
Planning Department  
Master Development Plan Section  
**Request for Review**



**Case Manager**

Robert Lombrano, Planner II (**Even** File Number)  
(210) 207-5014 [rlombrano@sanantonio.gov](mailto:rlombrano@sanantonio.gov)

Ernest Brown, Planner II (**Odd** File Number)  
(210) 207-7207, [ernestb@sanantonio.gov](mailto:ernestb@sanantonio.gov)

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Flexible Development District ☐ Pedestrian Plan (PP)
- ☐ Urban Development (UD) ☐ Rural Development (RD)
- ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)
- ☒ Plat Certification Request ☐ Other; \_\_\_\_\_
- Public Hearing ☐ Yes ☒ No
- ☒ Major ☐ Minor
- Date: November 25, 2003

(Check One)

Project Name: Greenway Terrace Unit 1 FILE # 040038

Engineer/Surveyor: Charles Grady Koehl, P.E.

Address: 1000 Central Parkway N., Suite 100, San Antonio, Texas 78232

Phone: (210)494-5511 Fax: (210)494-5519

**Please forward comments to plat coordinator. For technical questions, please contact project engineer directly.**

Project Engineer (Technical Questions): Charles Grady Koehl, P.E.

E-Mail: gkoehl@brownengineeringco.com

Contact Person Name (Plat Coordinator): Denise Spain E-Mail: dspain@brownengineeringco.com

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

MDP # \_\_\_\_\_ POADP # 145 PUD# \_\_\_\_\_ Plat # \_\_\_\_\_

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major Thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

*Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies.*



**REQUEST FOR REVIEW**

(Cont.)

- To: ☒ Master Development Plan  
☐ Major Thoroughfare  
☐ Neighborhoods ☐ Historic  
☐ Disability Access (Sidewalks)  
☐ Zoning  
☐ SAWS Aquifer  
☐ Storm Water Engineering

- ☐ Street and Drainage  
☐ Traffic TIA  
☐ Building Inspection - Trees  
☐ Parks - Open Space  
☐ Fire Protection  
☐ Bexar County Public Works  
☐ Other: \_\_\_\_\_

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

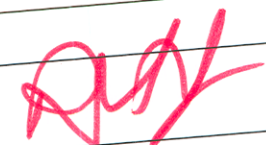
☐ I recommend approval

☒ **I do not** recommend approval

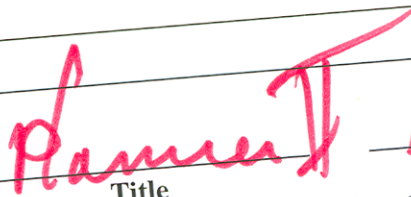
On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # 494-5511

Comments: \_\_\_\_\_

**REQUIRE DIMENSION FOR GREEN LAKE DR  
AND SHOW ON ~~THE~~ THE CORNER  
PROPERTY LINES.**



Signature



Title

**12/08/03**  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting





City of San Antonio  
Planning Department  
Master Development Plan Section  
**Request for Review**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DEVELOPMENT  
03 NOV 26 AM 4:51

**Case Manager**

Robert Lombrano, Planner II (**Even** File Number)  
(210) 207-5014 [rlombrano@sanantonio.gov](mailto:rlombrano@sanantonio.gov)

Ernest Brown, Planner II (**Odd** File Number)  
(210) 207-7207, [ernestb@sanantonio.gov](mailto:ernestb@sanantonio.gov)

(Check One)

- |   |   |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)                           | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)   | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                                    | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                               | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District  | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD)   |   |
| <input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-I) |   |
| <input checked="" type="checkbox"/> Plat Certification Request                                    | <input type="checkbox"/> Other; _____                         |
| Public Hearing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                |   |
| <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor                          |   |

Date: November 25, 2003

(Check One)

Project Name: Greenway Terrace Unit 1 FILE # 040038

Engineer/Surveyor: Charles Grady Koehl, P.E.

Address: 1000 Central Parkway N., Suite 100, San Antonio, Texas 78232

Phone: (210)494-5511 Fax: (210)494-5519

**Please forward comments to plat coordinator. For technical questions, please contact project engineer directly.**

Project Engineer (Technical Questions): Charles Grady Koehl, P.E.

E-Mail: gkoehl@brownengineeringco.com

Contact Person Name (Plat Coordinator): Denise Spain E-Mail: dspain@brownengineeringco.com

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

MDP # \_\_\_\_\_ POADP #145 \_\_\_\_\_ PUD# \_\_\_\_\_ Plat # \_\_\_\_\_

**(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major Thoroughfare, (1) Neighborhoods, (1) Historic Preservation**

**Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies.**







**City of San Antonio**  
**Planning Department**  
Master Development Plan Section  
**Request for Review**



**Case Manager**

Robert Lombrano, Planner II (**Even** File Number)  
(210) 207-5014 [rlombrano@sanantonio.gov](mailto:rlombrano@sanantonio.gov)

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| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-I)          |
| <input checked="" type="checkbox"/> Plat Certification Request                     | <input type="checkbox"/> Other; _____                         |
| Public Hearing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |
| <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor           |   |

Date: **November 25, 2003**

(Check One)

**Project Name:** Greenway Terrace Unit 1 **FILE #** 040038

Engineer/Surveyor: Charles Grady Koehl, P.E.

Address: 1000 Central Parkway N., Suite 100, San Antonio, Texas 78232

Phone: (210)494-5511 Fax: (210)494-5519

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respective departments or agencies.*

**REQUEST FOR REVIEW**

(Cont.)

- To: ☐ Master Development Plan ☐ Street and Drainage  
☐ Major Thoroughfare ☐ Traffic TIA  
☒ Neighborhoods ☐ Historic ☐ Building Inspection - Trees  
☐ Disability Access (Sidewalks) ☐ Parks – Open Space  
☐ Zoning ☐ Fire Protection  
☐ SAWS Aquifer ☐ Bexar County Public Works  
☐ Storm Water Engineering ☐ Other: \_\_\_\_\_

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # 494-5511

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.





**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
03 NOV 26 AM 7:51



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TDN), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. **To be accepted for review a plan shall comply with the provisions of ARTICLES I & IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

**Project/Plat I.D. #** 040038

**Plat Name:** Greenway Terrace Unit 1

**Project Engineers/Surveyors or Firm Name:** Charles Grady Koehl, P.E. / Brown Engineering Co.

**Address:** 1000 Central Parkway N., Ste. 100, San Antonio, Texas 78232

**Phone#** (210) 494-5511 **Fax#:** (210) 494-5519 **E-Mail:** gkoehl@brownengineeringco.com

**Planning Department**

Required Items for Completeness Review

- ☐ Completed and Signed Application Form
- ☐ Appropriate Plan Review Fee
- ☐ Digital Information (MDP'S and PUD)
- ☐ 8 1/2" x 11" Reduced Copy (MDP'S and PUD)
- ☐ Storm Water Management Plan (MDP'S and PUD)

• **(Plats Only):**

4 copies (folded) with **Planning Department Request for Review Form (Attached):**  
(1) Master Development, (1) Major Thoroughfare, (1) Neighborhoods, (1) Historic Preservation

• **(Master Development Plans and PUD Plans):** 15 copies (folded) with **Planning Department Request for Review Form (Attached)** for Respective Departments or Agencies

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open Space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

☐ **Accepted**

☐ **Rejected**

**Completeness Review By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# BROWN ENGINEERING CO.

Engineering Consultants  
1000 Central Parkway N., Suite 100  
San Antonio, Texas 78232  
Phone (210) 494-5511

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
03 NOV 26 AM 7:50

TO: City Planning  
1901 S. Alamo St.  
2<sup>nd</sup> Floor

ATTN: Michael Herrera

JOB #: 001-262-00 BG-1

DATE: November 25, 2003

RE: Greenway Terrace Unit 1  
Plat #040038

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
4	Subdivision Plat
1	Request for Review (Master Development)
1	Request for Review (Major Thoroughfare)
1	Request for Review (Neighborhoods)
1	Request for Review (Historic Preservation)
1	CSA Planning Department Completeness Review

## THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☒ FOR REVIEW & COMMENT

☐ AS REQUESTED

☒ FOR SIGNED COMPL. FORM

## REMARKS:

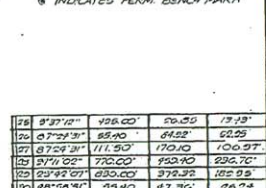
Please fax signed completeness form to 494-5519. Thank you.

COPY TO: \_\_\_\_\_

SIGNED: Denise Spain



1



**BROWN ENGINEERING CO.**  
ENGINEERING CONSULTANTS - SAN ANTONIO, TEX.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE SEQUENCE.

*Jack E. Brown*  
REGISTERED PROFESSIONAL ENGINEER  
OF  
THE STATE OF TEXAS  
LICENSED PUBLIC SURVEYOR

SHOWING NO AND SUBSCRIBED HEREON THIS 15 DAY OF APRIL 1972

THOMAS ADAMS, BEAR COUNTY, TEXAS  
*Neely Paul, Bear County, Tex.*

STATE OF TEXAS  
COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WITHING WITH ITS CERTIFICATE OF ADEQUATION WAS FILED FOR RECORD AT MY OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ A.M. AND WAS RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ A.M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

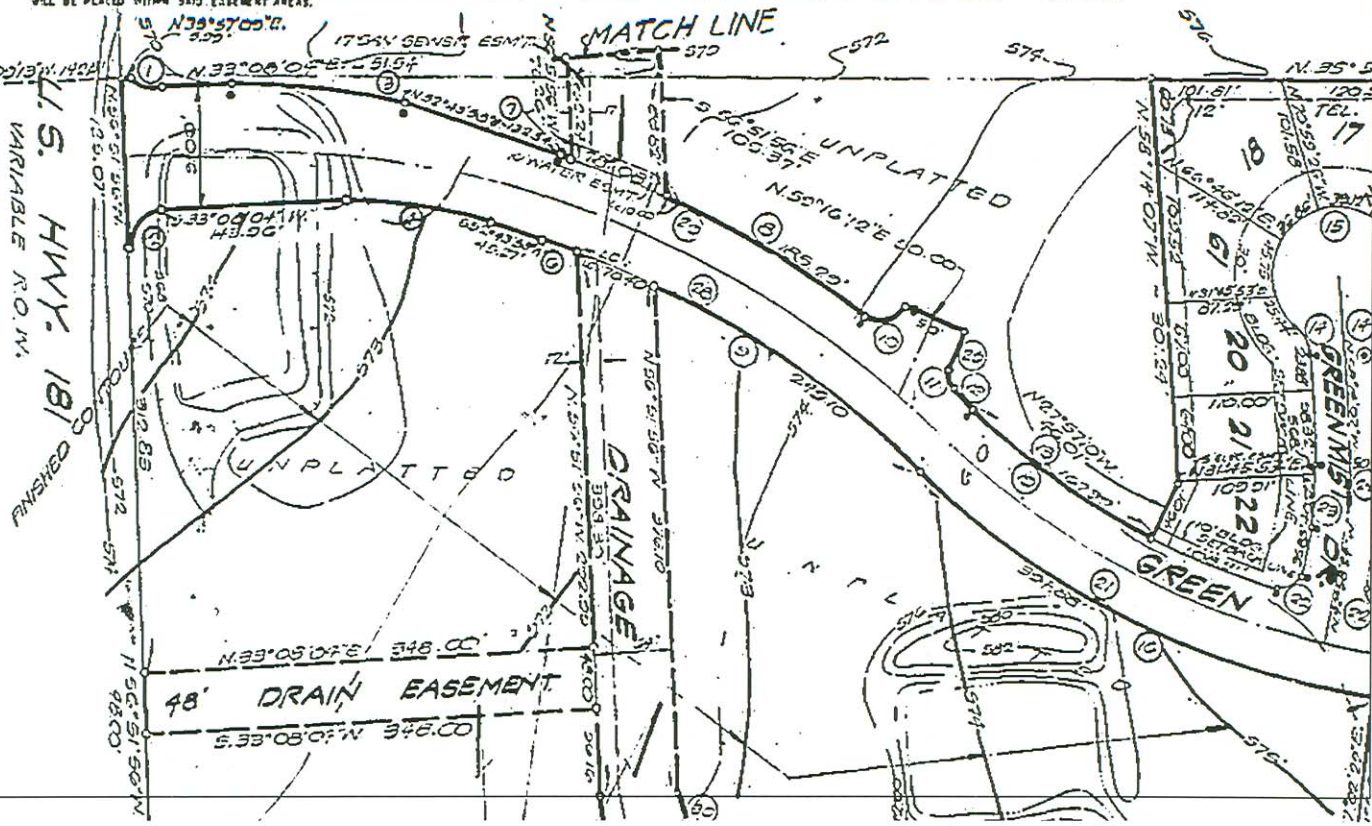
COUNTY CLERK, BEAR COUNTY, TEXAS

80429 AUG 30 1972 VOL 7100 82

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE UTILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCE, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTORS' ADJACENT LAND THE RIGHT WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

BY *James G. [Signature]* Deputy

U.S. HWY. 181  
VARIABLE R.O.W.







City of San Antonio  
Planning Department  
Master Development Plan Section  
**Request for Review**

12/2/03  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF THE PLANNING DIRECTOR  
03 NOV 26



**Case Manager**

→ Robert Lombrano, Planner II (Even File Number) Ernest Brown, Planner II (Odd File Number)  
(210) 207-5014 [rlombrano@sanantonio.gov](mailto:rlombrano@sanantonio.gov) (210) 207-7207, [ernestb@sanantonio.gov](mailto:ernestb@sanantonio.gov)

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)  
☒ Plat Certification Request ☐ Other; \_\_\_\_\_  
Public Hearing ☐ Yes ☒ No  
☒ Major ☐ Minor Date: **November 25, 2003**

(Check One)

Project Name: **Greenway Terrace Unit 1** FILE # **040038**

Engineer/Surveyor: **Charles Grady Koehl, P.E.**

Address: **1000 Central Parkway N., Suite 100, San Antonio, Texas 78232**

Phone: **(210)494-5511** Fax: **(210)494-5519**

**Please forward comments to plat coordinator. For technical questions, please contact project engineer directly.**

Project Engineer (Technical Questions): **Charles Grady Koehl, P.E.**

E-Mail: **[gkoehl@brownengineeringco.com](mailto:gkoehl@brownengineeringco.com)**

Contact Person Name (Plat Coordinator): **Denise Spain** E-Mail: **[dspain@brownengineeringco.com](mailto:dspain@brownengineeringco.com)**

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

MDP # \_\_\_\_\_ POADP #145 \_\_\_\_\_ PUD# \_\_\_\_\_ Plat # \_\_\_\_\_

**(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major Thoroughfare, (1) Neighborhoods, (1) Historic Preservation**

**Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies.**

**REQUEST FOR REVIEW**

(Cont.)

- To: ☐ Master Development Plan ☐ Street and Drainage  
☐ Major Thoroughfare ☐ Traffic TIA  
☐ Neighborhoods ☒ Historic ☐ Building Inspection - Trees  
☐ Disability Access (Sidewalks) ☐ Parks - Open Space  
☐ Zoning ☐ Fire Protection  
☐ SAWS Aquifer ☐ Bexar County Public Works  
☐ Storm Water Engineering ☐ Other: \_\_\_\_\_

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # 494-5511

Comments: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature

  
Title

11/9/04  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.











# BROWN ENGINEERING CO.

Engineering Consultants  
1000 Central Parkway N., Suite 100  
San Antonio, Texas 78232  
Phone (210) 494-5511

TO: City Planning  
1901 S. Alamo St., 2<sup>nd</sup> Floor  
San Antonio, Texas 78205

Attn.: Robert Lombrano

JOB #: 001-262-00 BG 1

DATE: February 19, 2004

RE: Greenway Terrace Unit 1  
Plat #040038

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☒ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
2	Revised Subdivision Plats

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 FEB 19 PM 2:59

## THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☒ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☒ AS REQUESTED

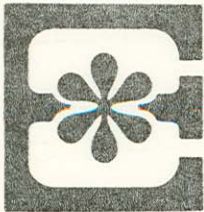
☐ \_\_\_\_\_

## REMARKS:

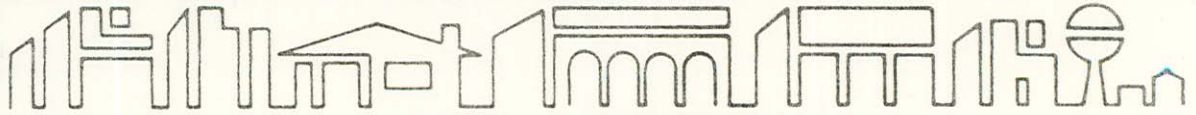
Please forward to Ernest Brown for LOC.

COPY TO: \_\_\_\_\_

SIGNED: Jeffrey J. Hutzler, E.I.T.



RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



## ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ 512/348-1111

RECEIVED  
1988 APR 20 AM 9:25  
DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION

April 11, 1988

Mr. Roy Ramos  
City of San Antonio  
Planning Dept.  
P. O. Box 9066  
San Antonio, Texas 78285

Dear Mr. Ramos:

In response to our telephone conversation and your request, the active subdivisions, with accepted and completed P.O.A.O.P.'s are as follows:

	File #
31 Braun Road	86-09-61-48
18 Bandera & Guilbeau	85-11-64-42
5 Classen Road	83-18-63-68
5 Greenway	85-19-53-68
5 Heritage N. W.	83-10-58-22
4 Heritage Park	83-09-57-82
9 Miller's Point (Camelot)	83-21-61-02
3 Parkwood-HUNTER'S CHASE	85-11-62-02
2 Seven Oaks (Eden)	83-63-20
3 Sky Harbour	83-12-54-24
62 Sunrise	83-20-59-02
5 Tangelwood (Babcock Place)	86-12-62-46
3 Timber Ridge	86-11-59-04
0 Ventura	86-21-60-26
3 Ventura S. of 78	85-21-59-26
15 Village West	275
2 Vista	83-19-64-62

We request that the above subdivisions be kept in your active files. An update will be submitted if, in the future, there is a revision in the development of a subdivision.

Thank you for your cooperation, I remain,

Respectfully,

RAY ELLISON INDUSTRIES, INC.

  
OSCAR V. DOMINGUEZ  
LAND PLANNER

OD/yk



With regard to your proposed collector street, staff does not advocate the fronting of residential lots onto collector streets. Our contention is that lot designs as illustrated on your plan ~~would~~ cause a back up maneuver which impedes traffic flow on collectors. Taking this into account, we would strongly recommend ~~modification~~ <sup>you</sup> of the scheme to reflect the orientation of lots to back up to the thoroughfare instead of as shown. Change of <sup>lot</sup> design in our opinion will facilitate continuity of vehicular movement when <sup>traffic</sup> volumes ~~increase~~ <sup>increase</sup>.

Relative to Rivas Lane, the staff is suggesting that you initiate the closing & quit claiming of the street. ~~Our~~ <sup>rec.</sup> stems from your indication that Rivas Ln. is not being utilized for primary access to adjoining properties. However if you believe this proposal is not a viable one, then <sup>ded.</sup> to upgrade Rivas Ln. will be necessary. <sup>ded. for future widening of this street</sup>, as development occurs, will ultimately be conducive to

~~to~~ schools accessibility. Please <sup>consider</sup> ~~review~~ these ideas and if you concur please submit your revised plan for review. If you believe this <sup>matter</sup> needs further discussion the staff will be available to meet with you. Pending your response, this issue will be held in abeyance.